GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Chodimella Gram Panchayat, Eluru Mandal – Change of land use from Agricultural land use to Residential land use in R.S.No.37/3, 4; 38/2,3,5 to 8; 39/1 to 3 and 41/3 to an extent of Ac.9.89 cents of Chodimella Gram Panchayat, Eluru Mandal applied by Sri P.Brahma Prakash – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 115 **Dated: 10-05-2016**

Read the following:-

1. From the Director of Town & Country Planning, Lr.Roc.No.11784/2011/R, dated:04.12.2012.
2. Govt. Memo No.28661/H1/2012, dated:17-12-2012.
3. From the DTCP, AP, Hyd., Lr.Roc.No.11784/2011/R2, dated:04.06.2015.
4. From Sri P.B. Prakash, Representation received on 25.06.2015.
5. Govt. Memo No.28661/H1/2012, Dated:29-08-2015.
6. From the DTCP, AP, Hyderabad, Lr.Roc.No.11784/2011/R2, dated:04.09.2015.
7. Govt. Memo No.28661/H1/2012, Dated:04.01.2016
8. From the DTCP, A.P., Guntur, Lr.Roc.No.11784/2011/R2, dated:02.03.2016.
9. Govt. Memo No.11411/I2/2012, Dated:30.06.2012.
10. Govt. Memo No.28661/H1/2012, Dated:28.03.2016.
11. Andhra Pradesh Gazette No.142, dated:04.04.2016.
12. From the Director of Town & Country Planning, AP., Guntur, Lr.Roc.No.11784/2011/R2, Dated:29.04.2016.

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ORDER:

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 10th read above, was published in Extraordinary Andhra Pradesh Gazette No.142, Dt:04.04.2016. The Director of Town & Country Planning, Guntur in the reference 12th read above has informed that the Panchayath Secretary, Chodimella Grama Panchayath has published the draft variation notification in two Daily News papers i.e., one in English paper and one in Telugu paper. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.25,048/- towards Development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayath Secretary, Chodimella Gram Panchayat, Eluru Mandal,
West Godavari District.

(P.T.O.)

Copy to:
The individual through the Panchayath Secretary, Chodimella Gram Panchayat, West Godavari District.
The District Collector, West Godavari District, Kakinada.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312, MA, dated:25.07.1975, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.37/3, 4; 38/2,3,5 to 8; 39/1 to 3 and 41/3 of Dondapadu (V), Chodimella Grama Panchayath to an extent of Ac.9.89 cents. The boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312 MA., dated:25.07.1975 is now designated for Residential use by variation of change of land use and also based on the Panchayath Resolution No.29, dated:24.06.2008 as marked Bit (A):A1 to A28, Bit (B): B1 to B23" in the revised part proposed land use map G.T.P.No.7/2016/R available in the Panchayath Office, Chodimella Gram Panchayat, West Godavari District, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
2. The applicant shall provide buffer zone as per G.O.Ms.No.168, dated 07.04.2012.
3. The applicant shall not disturb the Panta Bodi passing through the site under reference which is in between Bit (A) and Bit (b) as shown in the G.T.P.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.

Contd….3

8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. The applicant shall pay the development / conversion charges to Gram Panchayat.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Panta Bodi.
East	:	Vacant Land in Village No.50.
South	:	Kovvali Canal, 40'-0" wide road
West	:	40'-0" wide road, plots.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER